

# CONCEPTUAL SITE DEVELOPMENT SKETCH

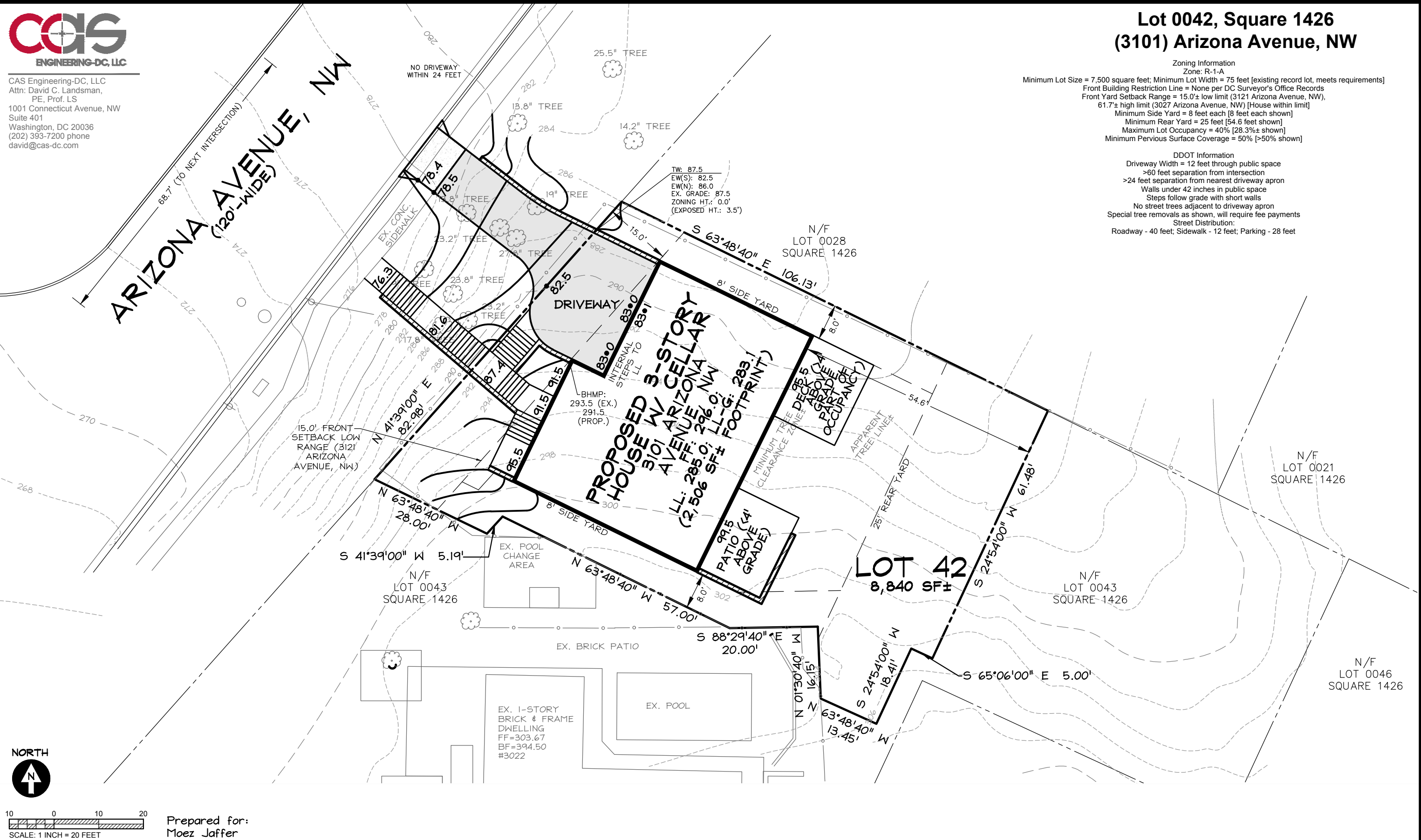


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## Lot 0042, Square 1426 (3101) Arizona Avenue, NW

Zoning Information  
Zone: R-1-A  
Minimum Lot Size = 7,500 square feet; Minimum Lot Width = 75 feet [existing record lot, meets requirements]  
Front Building Restriction Line = None per DC Surveyor's Office Records  
Front Yard Setback Range = 15.0'± low limit (3121 Arizona Avenue, NW),  
61.7'± high limit (3027 Arizona Avenue, NW) [House within limit]  
Minimum Side Yard = 8 feet each [8 feet each shown]  
Minimum Rear Yard = 25 feet [54.6 feet shown]  
Maximum Lot Occupancy = 40% [28.3%± shown]  
Minimum Pervious Surface Coverage = 50% [>50% shown]

DDOT Information  
Driveway Width = 12 feet through public space  
>60 feet separation from intersection  
>24 feet separation from nearest driveway apron  
Walls under 42 inches in public space  
Steps follow grade with short walls  
No street trees adjacent to driveway apron  
Special tree removals as shown, will require fee payments  
Street Distribution:  
Roadway - 40 feet; Sidewalk - 12 feet; Parking - 28 feet



Prepared for:  
Moez Jaffer

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND A PARTIAL SURVEY BY OTHERS. SKETCH FOR CONCEPTUAL AND PLANNING PURPOSES ONLY. IT IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY OR FIELD VERIFICATION BY OUR FIRM. A FULL SURVEY WILL BE REQUIRED PRIOR TO FULL ENGINEERING DESIGN.